

Community Preservation Act Committee (CPAC) Meeting Minutes
Thursday, October 9, 2008

CALL TO ORDER: The meeting was called to order by Peter Jessop at 7:03 PM in the first floor meeting room of Town Hall.

COMMITTEE MEMBERS IN ATTENDANCE:

Liv Baker, Denise Barberet, Louis Greenbaum, Peter Jessop, Chair, Ellen Kosmer, Vladimir Morales, Vince O'Connor, Vice Chair, Mary Streeter, Clerk, Stan Ziomek

STAFF / OTHERS IN ATTENDANCE:

Sonia Aldrich, Comptroller, Dave Ziomek, Director of Conservation and Planning, Diana Stein, Select Board liaison

AGENDA

- Minutes of last meetings
- Financial review
- Status of currently funded projects
- Solicitation of proposals
- Committee schedule for the year

INTRODUCTIONS

Peter said he did not expect that we would be making any recommendations to the Fall Town Meeting.

Mary asked if a discussion of the CPA ballot question could be added to tonight's agenda.

MINUTES

Since there are several sets of minutes (3/11/08, 3/25/08, 4/15/08, 5/14/08) and since everyone did not have time to read them all, it was decided to wait until the next meeting to approve minutes.

STATUS OF CURRENTLY FUNDED PROJECTS

Peter asked Sonia to walk us through a spreadsheet of all projects that have been voted by Town Meeting. He said "Deferred loan home purchase" is unencumbered and unexpended. We need to require a more detailed list from each committee of CPA. In the meantime we should ask Town staff about these. We should know about these before January. The above and some other projects may not qualify for CPA funding. He said he would check with Town Counsel about whether some projects could be funded via administrative expenses money. Dave Ziomek suggested that it would be financially prudent to send the whole list to Joel Bard. Vince said the question is where money is voted but not expended, but once something is in process and printed you can't do anything about that. Peter said he would get a list together and ask Town Counsel if any of these things wouldn't be approved and what has gone back to the pot. Vince asked to have clarification of what constitutes administrative expenses as well.

Denise asked about the status of the Hills lots on Main Street. Dave said he has not heard from the State yet on the Self-Help Grant. Louis said the owners do have a buyer for the lots and hope additional money (\$90,000) would be raised by private fundraising. Peter said we would discuss the status of the Olympia Drive project at the next meeting. Dave said there's a green light on the Tietjen APR.

FINANCIAL REVIEW

It is estimated that \$200,000 from State match is coming this month. Peter asked about the amount for the Kimball House that was missing from the spreadsheet. There was also some confusion about the estimates for State matching funds. Peter estimated that if we took a worst-case scenario, \$60,000 could be spent this year. Vince asked Dave about an amount of land that needed to be

preserved so we wouldn't have to pay \$100,000. Dave said he would have that in his report. He said at least 5 acres could be done for nothing. He will work on that for the Spring Town Meeting.

SOLICITATION OF PROPOSALS

Stan moved, Louis seconded that we send out the same letter as last year. Several suggestions for additional recipients were made. Peter said he would prepare a press release. The vote was 9-0.

CPA BALLOT QUESTION

Liv made a motion that this committee support the CPA ballot question. Vladimir expressed concern that some people cannot afford a tax increase in these uncertain financial times. Mary said the CPA saved the Town \$400,000 for the Town Hall project. That's the equivalent of about 10 teaching or police positions that didn't have to be taken out of the operating budget for the needed Town Hall repairs. CPA funding is also seed money for additional grants. Vince said we're supposed to act on what is best for the municipality, buying land for affordable housing or open space for growing crops locally. We would be acting on behalf of residents of this Town for the next 50 years. Louis said he was worried that supporting this might be perceived as self-serving when we are committed to the public good. Peter said seeing those new affordable housing units on Main Street motivates him to support increasing the surcharge to 3%. Ellen said if we're on this committee, we should believe in what we are doing. Liv said this is something for all of us, for our Town. This is a social service we can't afford to lose. Stan repeated the motion. Vince suggested amending it to add "and authorize the Chair to communicate the committee's support in a letter to the newspaper". Stan said he would not want it in the paper.

VOTE 6-3-0 to support the CPA ballot question and communicate that support to the newspaper (Louis, Stan, Vladimir voted no)

VOTE 5-3-1 Stan's basic motion (Louis, Stan, Vladimir voted no; Denise abstained)

FOLLOW-UP

Peter asked Sonia to provide an amended and complete financial statement showing the status of all the past projects that have been funded by CPAC. Mary asked her to provide us with the information in the new reporting procedures. Denise asked for proposals to be emailed and that we establish a public hearing date for the first part of February.

ADJOURNMENT:

Mary made a motion to adjourn at 8:40 PM, seconded by Stan. Voted unanimously.

NEXT MEETINGS:

Thursday, November 20, 2008 at 6:00 PM at the Middle School room TBA

Thursday, January 8, 2009 at 7 PM Location TBA

DOCUMENTS DISTRIBUTED

- Agenda
- Financial Status for CPA Funds
- CPA Minutes Status
- CPAC Minutes 3/11/08, 3 pages
- CPAC Minutes 3/25/08, 2 pages
- CPAC Minutes 4/15/08, 5 pages
- CPAC Minutes 5/14/08, 1 page
- Spreadsheet of accounts, labeled "For2099 99" at the top, 2 pages
- Call for Proposals letter dated 10/9/07, 2 pages
- Financial Status for CPA Funds, which Sonia amended during the meeting 1 page

Respectfully Submitted by: Mary Streeter, Clerk
Minutes Approved: November 20, 2008